



# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

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**GAIL FARBER, Director**

ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

December 14, 2010

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, California 90012

Dear Supervisors:

## ADOPTED

BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES

44 DECEMBER 14, 2010

*Sachi A. Hamai*  
SACHI A. HAMAI  
EXECUTIVE OFFICER

**FINDINGS AND ORDERS OF THE BUILDING REHABILITATION  
APPEALS BOARD IN THE UNINCORPORATED AREAS  
OF FLORENCE, HAWTHORNE, INGLEWOOD,  
LOS ANGELES, AND TORRANCE  
(SUPERVISORIAL DISTRICT 2)  
(3 VOTES)**

### **SUBJECT**

This action will adopt the findings and orders of the Building Rehabilitation Appeals Board pursuant to Title 26 of the Los Angeles County Code, Building Code, which provides for the arrest and abatement of neighborhood deterioration and the elimination of unsightly, unsafe, and unhealthful conditions, which constitute a public nuisance.

### **IT IS RECOMMENDED THAT YOUR BOARD:**

Adopt the findings and orders of the Building Rehabilitation Appeals Board that provide for abatement of public nuisances at the following locations:

20528 Berendo Avenue, Torrance, California 90502  
6925 Compton Avenue, Florence, California 90001  
4945 Maymont Drive, Los Angeles, California 90043  
13112 Lemoli Avenue, Hawthorne, California 90250  
1318 East 59th Place, Florence, California 90001  
5114 West 134th Street, Hawthorne, California 90250  
11015 Inglewood Avenue, Inglewood, California 90304  
5449 West 119th Street, Inglewood, California 90304  
5056 West 106th Street, Inglewood, California 90304

## **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

The purpose of the recommended action is to provide for abatement of public nuisances through rehabilitation procedures. Title 26 of the Los Angeles County Code, Building Code, provides for a Building Rehabilitation Appeals Board to hear appeals on matters concerning public nuisances.

## **Implementation of Strategic Plan Goals**

The Countywide Strategic Plan directs the provision of Operational Effectiveness (Goal 1) and Community and Municipal Services (Goal 3) as it provides services to the public that have a wide-reaching positive effect on the entire community. The action will provide for the arrest and abatement of neighborhood deterioration and the elimination of unsightly, unsafe, and unhealthful conditions, which constitute a public nuisance.

## **FISCAL IMPACT/FINANCING**

There will be no increase in net County cost or negative fiscal impact. Costs of the abatement work are billed to the property owners. Failure to pay the bill will cause a special assessment to be placed on the tax bill and a Notice of Abatement Lien will be recorded against the property with the office of the County Registrar-Recorder/County Clerk.

## **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

The Building Code provides for abatement of public nuisances through rehabilitation procedures contained in Chapter 99.

Government Code Section 25845 requires that the property owners be provided an opportunity to appear before the Board and be heard prior to abatement of the nuisance(s) by the County. However, your Board adopted modified procedures that delegated the required hearing to the Building Rehabilitation Appeals Board with the requirement that the Building Rehabilitation Appeals Board make a written recommendation to your Board.

The Building Rehabilitation Appeals Board has conducted the required hearing for the properties listed below. The Building Rehabilitation Appeals Board considered all competent evidence and testimony offered by all persons pertaining to the matters of substandard properties. The Building Rehabilitation Appeals Board made a finding of facts in the matter and declared the following properties to be a public nuisance.

Your Board may either adopt these findings and orders of the Building Rehabilitation Appeals Board without further notice of hearing or may set the matter for a de novo hearing before your Board.

ADDRESS: 20528 Berendo Avenue, Torrance, California 90502

Finding and Orders: The Building Rehabilitation Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) that by December 17, 2010, the structure(s) be repaired per noted defects, (b) that the structure(s) be maintained secured to prevent unauthorized entry, and (c) that the property be maintained clean.

#### List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. The building was open and accessible to children, vandalized, and existed as a fire hazard and a threat to public safety and welfare, until it was barricaded, as requested by the Sheriff's Department.
3. Doors are broken.
4. Miscellaneous articles of personal property scattered about the premises.
5. Garbage cans stored in front or side yards and visible from public streets.

Interior portions of the building were not accessible for inspection; therefore, additional defects may be found when an interior inspection is made.

ADDRESS: 6925 Compton Avenue, Florence, California 90001

Finding and Orders: The Building Rehabilitation Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) that by December 17, 2010, the property be cleared of all trash, junk, debris, discarded household furniture and appliances, and miscellaneous personal property and maintained cleared thereafter and (b) that by December 17, 2010, the abandoned, wrecked, dismantled, or inoperable vehicle(s) be removed and the property be maintained cleared thereafter.

#### List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. Broken or discarded furniture and/or household equipment in yard areas for unreasonable periods.
3. Miscellaneous articles of personal property scattered about the premises.
4. Trash, junk, and debris scattered about the premises.
5. Abandoned, wrecked, dismantled, or inoperable vehicle(s) or parts thereof stored for unreasonable periods on the premises.

ADDRESS: 4945 Maymont Drive, Los Angeles, California 90043

Finding and Orders: The Building Rehabilitation Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) that by December 17, 2010, the structure(s) be repaired per noted defects, rebuilt to Code, or demolished, if

substantial progress, extend to January 17, 2011, (b) that the structure(s) be maintained secured to prevent unauthorized entry, and (c) that the property be maintained clean. Demolition includes the removal of all foundations, slabs, walks, driveways, debris, and the proper abandonment of any sewer or sewage disposal system.

#### List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. The fire-damaged building or structure must be maintained secured so as to prevent unauthorized persons from gaining access thereto.
3. Portions of the interior and exterior walls are fire damaged.
4. Doors and windows are broken.
5. The ceiling and roof supports or systems are fire damaged.
6. The required heating system is fire damaged.
7. The electrical wiring system is fire damaged.
8. Overgrown vegetation and weeds constituted an unsightly appearance.
9. Miscellaneous articles of personal property were scattered about the premises.
10. Trash, junk, and debris were scattered about the premises.

The interior of the building was not accessible for inspection; therefore, additional defects may be found when an interior inspection is made.

ADDRESS: 13112 Lemoli Avenue, Hawthorne, California 90250

Finding and Order: The Building Rehabilitation Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following order: that by December 17, 2010, the property be cleared of all trash, junk, debris, discarded household furniture and appliances, miscellaneous personal property, and all overgrown vegetation and maintained cleared thereafter.

#### List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. Broken or discarded furniture and/or household equipment in yard areas for unreasonable periods.

3. Miscellaneous articles of personal property scattered about the premises.
4. Trash, junk, and debris scattered about the premises.
5. Garbage cans stored in front or side yards and visible from public streets.

ADDRESS: 1318 East 59th Place, Florence, California 90001

Finding and Order: The Building Rehabilitation Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following order: that by December 17, 2010, the property be cleared of all trash, junk, debris, discarded household furniture and appliances, mechanical equipment, and miscellaneous personal property and maintained cleared thereafter.

#### List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. Attractive nuisances dangerous to children in the form of abandoned or broken equipment.
3. Broken or discarded furniture and/or household equipment in yard areas for unreasonable periods.
4. Miscellaneous articles of personal property scattered about the premises.
5. Trash, junk, and debris scattered about the premises.
6. Abandoned, wrecked, dismantled, or inoperable vehicle(s) or parts thereof stored for unreasonable periods on the premises.

ADDRESS: 5114 West 134th Street, Hawthorne, California 90250

Finding and Order: The Building Rehabilitation Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following order: that by December 17, 2010 the property be cleared of all trash, junk, debris, auto and bicycle parts, discarded household furniture and appliances, miscellaneous personal property, and all overgrown vegetation, if substantial progress, extend to January 17, 2011, and maintained cleared thereafter.

#### List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. Overgrown vegetation and weeds constituting an unsightly appearance.
3. Attractive nuisances dangerous to children in the form of abandoned or broken equipment.

4. Broken or discarded furniture and/or household equipment in yard areas for unreasonable periods.
5. Miscellaneous articles of personal property scattered about the premises.
6. Trash, junk, and debris scattered about the premises.

ADDRESS: 11015 Inglewood Avenue, Inglewood, California 90304

Finding and Order: The Building Rehabilitation Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following order: that by December 17, 2010, the property be cleared of all trash, junk, debris, auto parts, discarded household furniture and appliances, and miscellaneous personal property and maintained cleared thereafter.

#### List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. Attractive nuisances in the form of abandoned or broken equipment, neglected machinery, refrigerators, and freezers.
3. Broken or discarded furniture and/or household equipment in yard areas for unreasonable periods.
4. Miscellaneous articles of personal property scattered about the premises.
5. Trash, junk, and debris scattered about the premises.
6. Trailers stored for unreasonable periods of time in yard areas contiguous to streets or highways.

ADDRESS: 5449 West 119th Street, Inglewood, California 90304

Finding and Orders: The Building Rehabilitation Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) that by December 17, 2010, the property be cleared of all trash, junk, debris, plumbing fixtures, electrical parts, equipment, discarded household furniture and appliances, miscellaneous personal property, and all overgrown vegetation, if substantial progress, extend to January 17, 2011, and maintained cleared thereafter and (b) that by December 17, 2010, the abandoned, wrecked, dismantled, or inoperable vehicle(s) be removed, if substantial progress, extend to January 17, 2011, and the property be maintained cleared thereafter.

#### List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.

2. Attractive nuisances in the form of abandoned or broken equipment.
3. Broken or discarded furniture and/or household equipment in yard areas for unreasonable periods.
4. Miscellaneous articles of personal property scattered about the premises.
5. Trash, junk, and debris scattered about the premises.

ADDRESS: 5056 West 106th Street, Inglewood, California 90304

Finding and Orders: The Building Rehabilitation Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) that by December 17, 2010, the property be cleared of all trash, junk, debris, wood and metal scrap, discarded household furniture and appliances, and miscellaneous personal property and maintained cleared thereafter and (b) that by December 17, 2010, the abandoned, wrecked, dismantled, or inoperable vehicle(s) be removed and the property be maintained cleared thereafter.

#### List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. Attractive nuisances in the form of abandoned or broken equipment, neglected machinery, refrigerators, and freezers.
3. Broken or discarded furniture and/or household equipment in yard areas for unreasonable periods.
4. Miscellaneous articles of personal property scattered about the premises.
5. Trash, junk, and debris scattered about the premises.
6. Abandoned, wrecked, dismantled, or inoperable vehicle(s) or parts thereof stored for unreasonable periods on the premises.

#### **IMPACT ON CURRENT SERVICES (OR PROJECTS)**

Not applicable.

#### **CONCLUSION**

The Building Rehabilitation Appeals Board confirmed the County Building Official's findings that the listed properties are substandard because they are injurious to health, offensive to the senses, and obstruct the free use of neighboring properties so as to interfere with the comfortable enjoyment of life and property.

Please return one adopted copy of this letter to the Department of Public Works, Building and Safety Division.

Respectfully submitted,

A handwritten signature in cursive script that reads "Gail Farber".

GAIL FARBER  
Director

GF:RP:nm

c: Chief Executive Office  
County Counsel  
Executive Office